



Wyneham Road SE24
£795,000

0208 702 9555
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In general

- Chain free
- Split level upper floor flat
- Spacious reception room
- Stylish kitchen
- Communal front & rear gardens
- Quiet residential road

In detail

Early viewings are essential on this split level three bedroom upper floor flat on a quiet residential road within the 'North Dulwich Triangle'.

The spacious accommodation, which is neutrally decorated throughout, comprises a large reception room with inset gas fire to chimney breast, large windows to front, built-in shelving & cupboards to both alcoves and ample space to dine; the kitchen comprises a modern range of wall & base units, built-in oven & hob, windows to side & rear, and a built in breakfast bar, there is also a double bedroom on this level.

On the upper floors are the principal bedroom and a third double bedroom. There is also a family bathroom and separate wc.

The shared front garden has been landscaped and the shared rear garden has a circular patio with mature shrub borders. The property benefits from being offered to the market chain free.

The property is served by both North Dulwich (London Bridge) and Herne Hill (Victoria, Thameslink, Blackfriars) railway stations.

Central Herne Hill offers a popular range of restaurant & shopping amenities and the vast expanse of Brockwell Park & popular Sunray Gardens are close by.

EPC: D | Council Tax Band: D | Lease Remaining: 180 years | GR: £0 | SC: £540.42 | BI: Included in SC



Floorplan

Wyneham Road, SE24

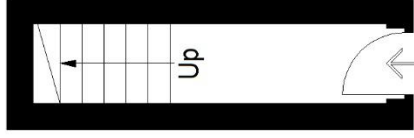
Approximate Gross Internal Area

Ground Floor = 3.8 sq m / 41 sq ft

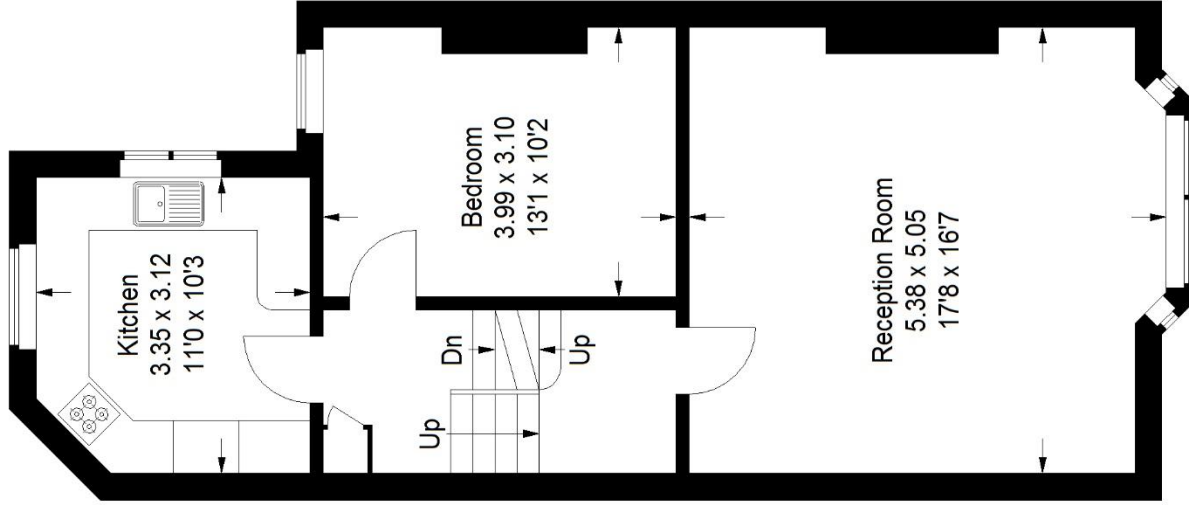
First Floor = 57.8 sq m / 622 sq ft

Second Floor = 54.9 sq m / 591 sq ft

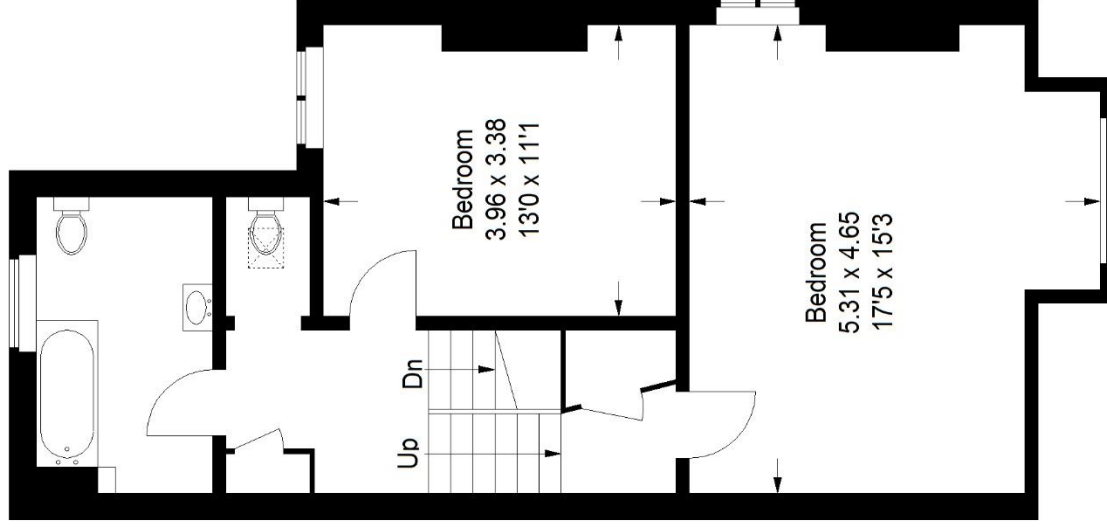
Total = 116.5 sq m / 1254 sq ft



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID875931)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	66 D
39-54	E		
21-38	F		
1-20	G		

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